



Staff Report PC16-007-DP

GCI Golf Academy– Development Plan

Docket PC-016-007-DP – Development Plan – GCI Golf Academy. The petitioner is requesting approval of a Development Plan to be known as GCI Golf Academy. The subject property is currently zoned PUD and part of the Open Space/Golf Course District. The proposed project is 2.1 of the 394.6 acres of the GCI property. The Technical Advisory Committee (TAC) reviewed the plans on 2/16/2016. The project engineer is Stoeppelwerth & Associates, Inc; the property owner is SL Development, Inc. No variances are being requested.



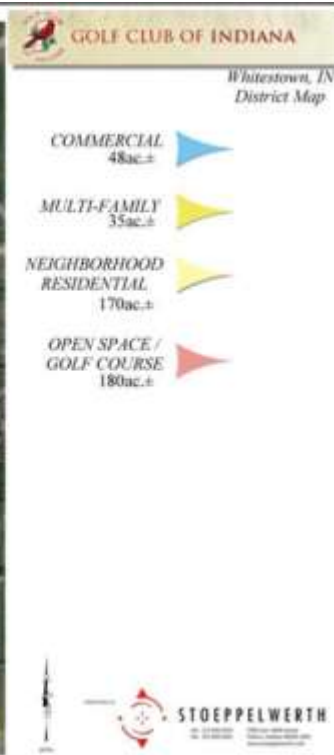
History

Golf Club of Indiana PUD was adopted by Boone County in November 1999. The property was annexed into Whitestown on October 28, 2008 (Ord #2008-05).

The GCI PUD was updated and approved by Whitestown Plan Commission December 8, 2014.

Per the Land Use Districting Plan for the PUD, this site is within “Open Space/Golf Course District” highlighted as red in the exhibit below:

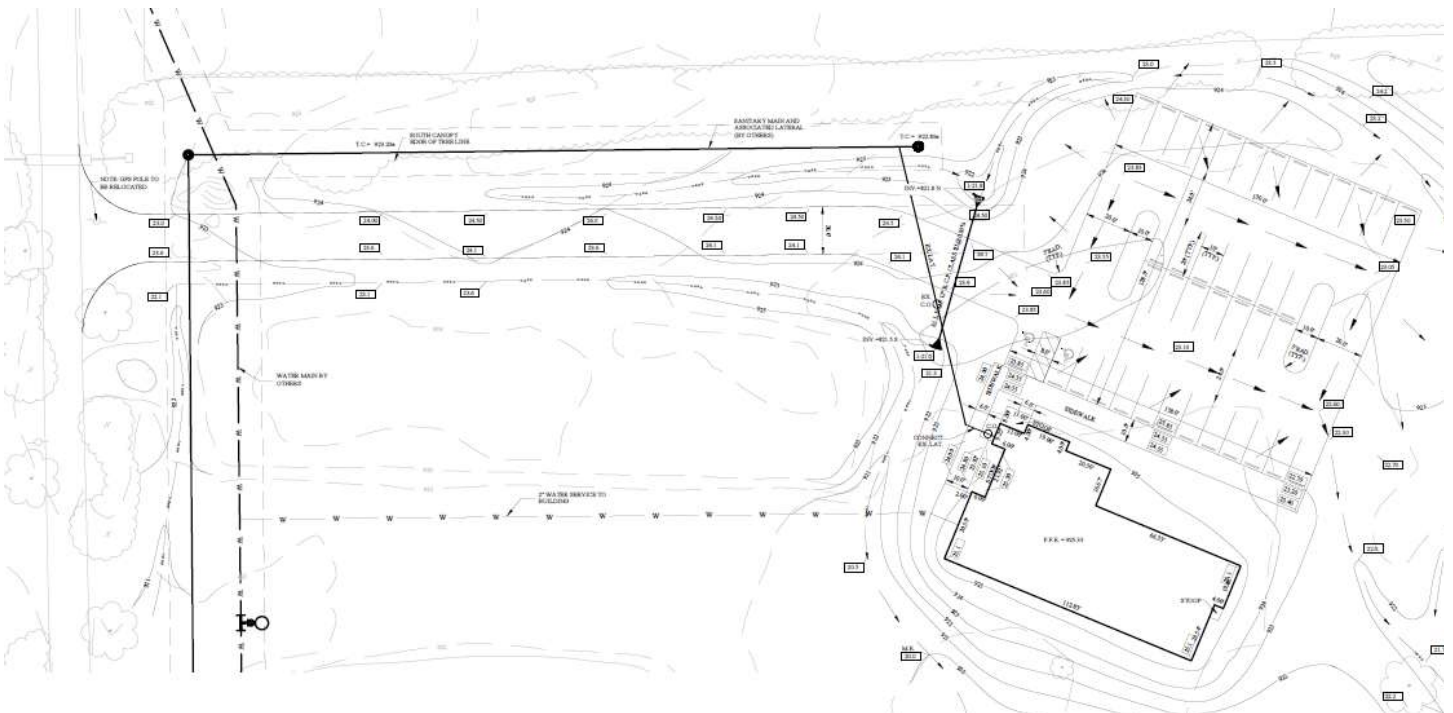
October 17, 2014



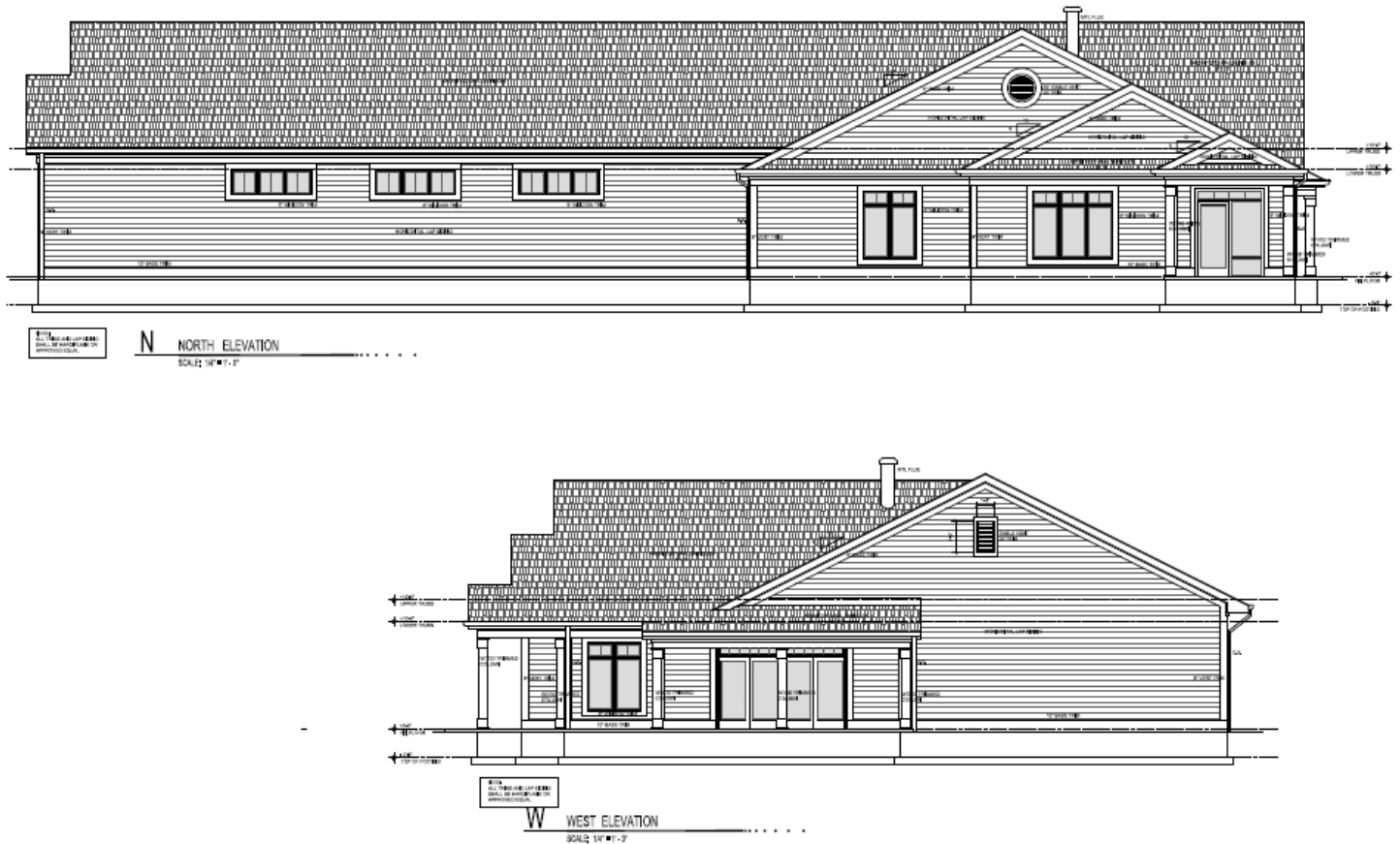
Proposed Development

The proposed development is 2.1 of the 180 acres of the Open Space/Golf Course District. The Golf Academy will serve as a training facility north of the golf course. Water and sanitary will be extended from the currently ongoing utility infrastructure project, including a new lift station that will provide for the entire 394.6 acre PUD. Ingress/egress will be from an existing access drive off Whitestown Parkway.

The proposed development plan for this site is shown below:



The proposed elevations for this site are below:



Compliance

The proposed development abides by the Whitestown UDO, Comprehensive Plan, Transportation Plan and 2014 GCI PUD.

Technical Advisory Committee Comments

All of the TAC comments have been addressed. Only a few minor comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Continue working with Boone County Surveyor's Office regarding drainage specific to this site.

Staff Comments

Staff Recommendation

Staff recommends that the WPC approve the development plan Docket PC16-007-DP GCI Golf Academy.